

# Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: September 23, 2016

Re: September 28, 2016 Town Board Meeting Agenda

---

Following is a review/analysis of the items listed on the September 28, 2016 Town Board Agenda:

## FORMAL AGENDA ITEMS:

### 1. SBA TOWERS, 9545 TONAWANDA CREEK ROAD.

**Location:** South side of Tonawanda Creek Road, east of Goodrich Road.

**Description/History:** Existing vacant property consisting of 20 +/- acres in the Agriculture Flood Zone.

**Proposal:** Applicant is seeking approvals to construct a 154' monopole cellular telecommunications tower.

**Master Plan:** Area identified in an agricultural zone and within the density flood zone.

**Reason for Town Board Action:** Approvals will require site plan approval from the Planning Board, a height variance from the ZBA and a Special Exception Use Permit from the Town Board. The Town Board will have final approval authority and will act as Lead Agency on this matter.

**Issues:** Referral to the Planning Board will initiate formal review of the application.

**WORK SESSION ITEMS:**

**1. RAY GARCIA, 8714 STAHLEY ROAD**

**Location:** North side of Stahley Road west of Conner Road.

**Description/History:** Existing vacant lot located within the Residential Single Family Zone

**Proposal:** Applicant is seeking approval to construct a home with a secondary living unit.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider secondary living units via a Special Exception Use Permit.

**Issues:** A public hearing will need to be set to consider the permit.